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Order Filed on December 14, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey


**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY**

In re:	Chapter 13
MONICA KOSTADINOV	Case No. 18-23432-VFP
Debtor.	Hearing Date: December 6, 2018

**ORDER GRANTING THE DEBTOR A COMFORT ORDER  
DECLARING POST-PETITION FORECLOSURE SALE AS VOID  
AS A MATTER OF LAW**

The relief set forth on the following page, numbered two (2), is hereby  
**ORDERED.**

**DATED: December 14, 2018**

  
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**Honorable Vincent F. Papalia**  
**United States Bankruptcy Judge**

Debtor: Monica Kostadinov

Case No.: 18-23432-VFP

Caption of Order: **ORDER GRANTING THE DEBTOR A COMFORT  
ORDER DECLARING POST-PETITION FORECLOSURE SALE AS  
VOID AS A MATTER OF LAW**

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**THIS MATTER** having been brought before the Court by the Debtor Monica Kostadinov, by and through her counsel, Scura, Wigfield, Heyer, Stevens & Cammarota, LLP, for entry of a Comfort Order Declaring the Post-Petition Foreclosure Sale of the Debtor's real property located at 77 Palmer Drive, Livingston, New Jersey (the "Property") which occurred on July 3, 2018 (the "Post-Petition Sale") as void as a matter of law pursuant to 11 U.S.C. § 362 and the Court having considered the papers submitted and the arguments of counsel; and due notice having been given; and for good cause shown,

**IT IS hereby ORDERED:**

1. The Post-Petition Sale is hereby declared to be void as a matter of law pursuant to 11 U.S.C. § 362 making any claim of ownership of the Property resulting from the Post-Petition Sale void and/or invalid as a matter of law.